



## DEFERRED MAINTENANCE

### Preliminary Engineering Report (PER)

Mission Bay Park is home to thousands of facilities that allow visitors to enjoy activities at the Park. These assets require maintenance and regular replacement. Examples include ramps, parking lots, picnic tables, gazebos, barbecue grills, athletic activity areas, children's play areas and comfort stations, as well as lighting, drinking fountains, trash receptacles, lawn areas, lifeguard stations, walls, signs, and storm drains.

To support preparation of the Program Environmental Impact Report (PEIR), the team completed a study in 2020 that:

- Identified and assessed park assets
- Set priorities based on limited resources
- Created a City database for ongoing use

### Findings:

This 2020 report assessed 3,952 facilities in 13 study areas.

- 66 percent were found to be in good condition
- 34 percent showed wear and tear but were performing as expected
- A small number (less than one percent) required critical repairs at the time they were assessed
- Standard maintenance issues included:
  - rust
  - cracked concrete
  - chipped or faded paint
  - slightly exposed rebar

## Deferred Maintenance Study Areas

The Deferred Maintenance Preliminary Engineering Report (PER) identified priorities for facilities in the following 13 areas, as shown on the map below.

- Bonita Cove and Mariner's Point
- Crown Point
- Dana Landing, Sunset Point & Hyatt Islandia
- Playa Pacifica & Tecolote Shores
- Dusty Rhodes Park
- El Carmel Point & Santa Clara Point
- Fanuel Street Park
- Hospitality Point
- Mission Point
- Robb Athletic Field
- Ski Beach, North Cove & Vacation Isle
- South Shores, San Diego River North & San Diego River Walks
- Ventura Point & Bahia Point



*The Mission Bay Park Improvements PEIR and PER documents exclude DeAnza Cove and Fiesta Island, due to other studies and plans specific to those areas.*



## Recommendations

Improvement Area	Top Replacements
Bonita Cove & Mariner's Point	ADA, hot coal disposal, bike rack, drinking fountain
Crown Point	ADA, hot coal disposal, picnic table, playground equipment
Dana Landing, Sunset Point & Hyatt Landing	ADA, paving, tree roots/landscaping
Playa Pacifica & Tecolote Shores	ADA, gazebo/bandstand, wall, paved lot
Dusty Rhodes Park	ADA
El Carmel Point & Santa Clara Point	ADA
Fanuel Street Park	ADA, playground equipment
Hospitality Point	ADA, paved lot
Mission Point	ADA, pavement, storm drain
Robb Athletic Field	ADA, drinking fountains, paved lot
Ski Beach, North Cove & Vacation Isle	ADA, fire pit, pavement, playground equipment
South Shores, SD River North and SD River Walks	ADA, picnic tables
Ventura Point & Bahia Point	ADA, comfort station, storm drain

*ADA indicates repair or installation of accessibility improvements such as ramps.*





## Water Quality Retrofits

The Deferred Maintenance PER identified opportunities to pair biofiltration basins with maintenance activities to improve paved parking lots at Mission Bay Park. Areas of opportunity include biofiltration basins at:

- Crown Point
- DeAnza & Playa Pacific
- El Carmel Point & Santa Clara Point
- Hospitality Point, Dana Landing & Hyatt Island
- Playa Pacifica & Tecolote Shores
- Robb Athletic Field
- Ski Beach, North Cove & Vacation Isle
- Ventura Point, Bahia Point, Bonita Cove & Mariner's Point



## Other Topics Covered in the Program EIR:

The Mission Bay Park Improvements Program EIR includes Preliminary Engineering Reports on each of the Report topics listed below. To obtain fact sheets for the other reports, please visit [www.sandiego.gov/mbpeir](http://www.sandiego.gov/mbpeir).

- **Bicycle and Pedestrian Paths**
- **Deferred Maintenance**
- **Seawall Restoration**
- **Shoreline Restoration**
- **Wayfinding Improvements**
- **Wetland and Water Quality Improvements**
  - Cudahy Creek
  - North Fiesta Island
  - Tecolote Creek
- **Upland Habitat Expansion**

